A105
CANTOR
FITZGERALD
A0.1

TAA#941154
11/14/94
As built 5/1/95

GENERAL NOTES & SPECIFICATIONS

GENERAL NOTES TO BIDDERS

1. CONTRACTOR IS TO INSPECT THE SITE PRIOR TO SUBMITTING HIS BID AND FAMILIARIZE HIMSELF WITH EXISTING CONDITIONS, THE NATURE AND SCOPE OF THE WORK AND ANY DIFFICULTIES THAT MAY BE ENCOUNTERED

2. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS AND CONDITIONS AND SHALL REPORT ALL DISCREPANCIES TO WPG DESIGN GROUP IN WRITING, PRIOR TO HIDDEN WORK FOR CLARIFICATION.

3. UNLESS SPECIFICALLY NOTED TO THE CONTRARY, ALL NEW WORK IS IN THE CONTRACT. CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES NECESSARY TO COMPLETE THE PROJECT AS OUTLINED ON THIS SET OF PLANS OR AS IS REASONABLY INFERABLE FROM THEM.

4. THE CONTRACTOR SHALL INCLUDE IN HIS BID, THE REMOVAL OF DEBRIS AND CLEANING AFTER ALL FINISH TRADES INCLUDING PAINTING, WALLCOVERING, CARPETING, CABINETRY AND DRAPERY WORK, WHETHER OR NOT THESE TRADES ARE A SPECIFIC PART OF THIS CONTRACT.

5. THESE DRAWINGS ARE PREPARED ASSUMING THAT THE AVAILABLE BUILDING MECHANICAL AND ELECTRICAL FACILITIES ARE SUFFICIENT FOR THE GIVEN PROJECT. VERIFICATION OF EXISTING CAPACITIES IN RELATION TO TENANT NEEDS IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THIS SHALL BE ASCERTAINED PRIOR TO SUBMITTING A BID. A WRITTEN BID SHALL CONSTITUTE ACCEPTANCE OF BUILDING SYSTEMS AND NO EXTRAS WILL BE ALLOWED IF THESE SYSTEMS ARE SUBSEQUENTLY FOUND WANTING.

6. GENERAL CONTRACTOR SHALL VERIFY CONDITIONS OF ITEMS SPECIFIED FOR REUSE PRIOR TO SUBMITTING BID AND HE SHALL INFORM WPG DESIGN GROUP OF DISCREPANCIES AND/OR EXCLUSIONS OF SUCH ITEMS IF SAME DO NOT MEET STANDARDS OF WORK INCLUDED HEREIN

7. CONTRACTOR'S BID SHALL BE SUBMITTED IN TRIPLICATE AND SHALL INCLUDE A COMPLETION DATE AFTER AWARD OF CONTRACT. CONTRACTOR SHALL SUBMIT A WORK SCHEDULE BROKEN DOWN BY MAJOR TRADES

8. CONTRACTOR'S BID SHALL INDICATE A COST BREAKDOWN BY MAJOR TRADE AS WELL AS A LUMP SUM TOTAL.

9. CONTRACTOR'S BID SHALL INCLUDE A LIST OF PROPOSED SUBCONTRACTORS FOR EACH MAJOR TRADE. CONTRACTOR SHALL USE ONLY SUBCONTRACTORS APPROVED BY THE BUILDING AND SHALL CHECK WITH THE OWNER (LANDLORD) FOR APPROVAL OF THESE SUBCONTRACTORS.

10. FOR THE PURPOSES OF THESE NOTES AND SPECIFICATIONS, OWNER SHALL BE SYNONYMOUS WITH BUILDING OWNER AND/OR LANDLORD.

OUTLINE SPECIFICATIONS

A. GENERAL CONDITIONS

1. THE GENERAL CONDITIONS OF THE AMERICAN INSTITUTE OF ARCHITECTS FOR THE CONTRACT OF THE CONSTRUCTION OF INTERIORS, LATEST EDITION, IS HEREBY MADE A PART OF THIS CONTRACT AS IF THEY WERE PRINTED HEREIN IN FULL.

A. CONTRACTOR SHALL PROVIDE THE LANDLORD WITH ALL APPLICABLE CERTIFICATES OF INSURANCE, GENERAL LIABILITY AND WORKMAN'S COMPENSATION INSURANCE AND COMPLY WITH THE AMOUNTS OF SUCH INSURANCE COVERAGE REQUIRED TO WORK IN THE BUILDING.

B. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE OWNER, TENANTS AND JOB SITE AGAINST FIRE AND DAMAGE.

C. CONTRACTOR SHALL SUBMIT A MECHANICS LIEN RELEASE FOR ALL TRADES PRIOR TO FIRST REQUISITION

D. CONTRACTOR SHALL CAUSE THE BUILDING OWNER, THE TENANT, AND WPG DESIGN GROUP, THEIR AGENTS AND ASSIGNS, TO BE HELD HARMLESS FROM ALL LIABILITIES RESULTING FROM ANY AND ALL SITUATIONS WITH RESPECT TO THE WORK

E. CONTRACTOR SHALL CHECK JOB SITE CONDITIONS, INCLUDING MEASUREMENTS, BEFORE ORDERING ANY MATERIALS OR PERFORMING ANY WORK. ANY DISCREPANCY, VARIANCE OR INCONSISTENCY SHALL BE REPORTED TO WPG DESIGN GROUP IMMEDIATELY FOR CLARIFICATION

F. CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES NECESSARY AND REASONABLY INFERABLE FOR THE PROPER COMPLETION OF THE WORK OF ALL TRADES.

G. CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES AND SHALL COOPERATE WITH ALL TRADES NOT SPECIFICALLY PART OF THIS CONTRACT

H. ALL WORK CALLED FOR ON PLANS, IN NOTES AND SPECIFICATIONS, OR AS REQUIRED TO COMPLETE THIS CONTRACT, MUST COMPLY WITH ALL RULES AND REGULATIONS OF ALL MUNICIPAL AGENCIES HAVING JURISDICTION OVER THE WORK, IN ADDITION TO ALL DEPARTMENT OF BUILDING WORK RULES AND TO ALL SPECIFIC RULES AND REGULATIONS OF THE PARTICULAR BUILDING IN WHICH THE WORK IS LOCATED

2. CONTRACTOR SHALL MAINTAIN A COMPLETE AND UP-TO-DATE SET OF CONTRACT DRAWINGS AND SPECIFICATIONS ON THE JOB SITE AT ALL TIMES

3. ALL TRADES SHALL LAY OUT THE WORK WITH THIS OFFICE AT THE JOB SITE.

4. JOB SITE SHALL BE KEPT BROOM CLEAN AT ALL TIMES

5. CONTRACTOR SHALL PROTECT CORRIDORS AS REQUIRED IN AREA OF WORK. THEY SHALL BE MAINTAINED AND KEPT CLEAN AND UNDISTURBED DURING CONSTRUCTION.

6. CONTRACTOR SHALL PREPARE SHOP DRAWINGS, AS REQUIRED, AND SHALL SUBMIT SAME, IN TRIPLICATE, TO WPG DESIGN GROUP FOR APPROVAL. GENERAL CONTRACTOR SHALL CHECK SHOP DRAWINGS PRIOR TO SUBMISSION AND NO MATERIAL SHALL BE ORDERED AND NO WORK SHALL BE STARTED UNTIL SHOP DRAWINGS ARE APPROVED. ALL SHOP DRAWINGS SHALL BE DIMENSIONED IN FEET AND INCHES, AND SHALL INDICATE ALL TOLERANCES AND CLEARANCES REQUIRED. ALL INSTALLATIONS SHALL CONFORM TO GOOD TRADE PRACTICES, BUILDING STANDARDS AND ALL GOVERNMENTAL CODES. ALL ITEMS NOT INCLUDED SHALL BE NOTED

7. CONTRACTOR SHALL SUBMIT SAMPLES TO THIS OFFICE OF ALL FINISHES OF HARDWARE, WOOD, SWITCH PLATE, ETC., FOR APPROVAL PRIOR TO ORDERING

8. CONTRACTOR SHALL BE RESPONSIBLE FOR ARRANGING WITH BUILDING MANAGEMENT FOR ELEVATORS AND/OR OTHER HOISTING FACILITIES FOR THE HANDLING OF MATERIALS AND SHALL BEAR ALL COSTS FOR SAME

9. [ ] TENANT SHALL, THROUGH ITS BUILDING CODE CONSULTANT, ARRANGE FOR DRAWINGS TO BE FILED WITH THE BUILDING DEPARTMENT IN THE MUNICIPALITY HAVING JURISDICTION OVER THE WORK, AND FOR FINAL SIGN-OFF. CONTRACTOR SHALL OBTAIN PERMITS AND ALL OTHER LICENSES AND SIGN-OFFS REQUIRED AND SHALL BEAR ALL COSTS FOR SAME.

[●] CONTRACTOR SHALL ARRANGE FOR DRAWINGS TO BE FILED AND APPROVED BY THE BUILDING DEPARTMENT HAVING JURISDICTION OVER THE WORK AND SHALL OBTAIN ALL REQUIRED PERMITS, LICENSES AND FINAL SIGN-OFFS AS REQUIRED. ALL COSTS AND FEES ARE TO BE INCLUDED IN CONTRACTOR'S BID

10. EXTRA COSTS: THE TENANT'S WRITTEN AUTHORIZATION MUST BE OBTAINED PRIOR TO THE ORDERING OF ANY MATERIALS, AWARDING OF ANY CONTRACTS OR THE EXECUTION OF ANY WORK IN EXCESS OF THE ORIGINAL CONTRACT

11. ALL WORK SHALL COMPLY WITH GOOD AND CURRENT TRADE PRACTICES, AND ALL RULES AND REGULATIONS OF CITY, STATE AND FEDERAL GOVERNMENT AGENCIES HAVING JURISDICTION OVER SAME. ALL WORKMEN SHALL BE UNION MEMBERS OF LOCAL JURISDICTION

12. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PROVIDE A BROOM CLEAN AND MOPPED DOWN SPACE. ALL RUBBER BASE SHALL BE FREE OF CONSTRUCTION DUST AND ALL WINDOWS AND BLINDS SHALL BE PROFESSIONALLY CLEANED. ALL CONVECTOR ENCLOSURES SHALL BE CLEANED DOWN AND FREE OF ALL SHOE MARKS AND MATERIAL FRAGMENTS AND ALL LIGHTING FIXTURES AND LENSES SHALL BE CLEANED AND FREE FROM DUST

13. GENERAL CONTRACTOR SHALL PROPERLY PROTECT THE OWNER AND ANY ADJACENT PROPERTY OR WORK. ANY DAMAGE TO SAME CAUSED BY CONTRACTOR'S WORKMEN OR SUBCONTRACTOR'S WORKMEN SHALL BE REPAIRED OR REPLACED WITHOUT DELAY. PATCHING AND REPLACING OF DAMAGED WORK SHALL BE DONE BY GENERAL CONTRACTOR. GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION FOR THE WORK UNTIL SAME IS TURNED OVER TO THE CLIENT.

B. DEMOLITION AND PATCHING

1. CONTRACTOR SHALL VERIFY ACCEPTABLE BUILDING HOURS FOR ALL DEMOLITION WORK AND REMOVALS PRIOR TO STARTING WORK

2. THE SCOPE OF WORK SHALL INCLUDE THE DEMOLITION AND REMOVAL FROM PREMISES OF ALL UNNECESSARY PARTITIONS, DOORS, BUCKS, ETC. AS WELL AS ELECTRICAL, H.V.A.C. AND PLUMBING LINES AND EQUIPMENT AND REQUIRED CAPPING (BY LICENSED TECHNICIANS) TO ACCOMPLISH THE WORK AS OUTLINED IN THIS SET OF DRAWINGS

3. AFTER REMOVALS, ALL HOLES OR DEFECTIVE PLASTER AT COLUMNS, FLOORS AND PERIMETER AND INTERIOR PARTITIONS SHALL BE PATCHED FREE OF ALL ROUGHNESS AND IRREGULARITIES

4. CONTRACTOR SHALL REMOVE ALL UNNECESSARY ELECTRICAL AND TELEPHONE APPARATUS AS REQUIRED. ONLY THOSE EXISTING ELECTRICAL CONVENIENCE OUTLETS AND LIGHTING FIXTURES INDICATED TO REMAIN SHALL BE LEFT ACTIVE. EXISTING OUTLETS NOT TO BE REUSED SHALL BE SAFED OFF AND PLASTER PATCHED

5. CONTRACTOR SHALL PATCH FLOOR AS REQUIRED BY REMOVALS OF EXISTING PARTITIONS AND SCAR PATCH ENTIRE FLOOR SMOOTH AS REQUIRED FOR INSTALLATION OF NEW FLOORING.

6. [ ] FINISH PATCHING SHALL BE DONE BY CARPET INSTALLATION CONTRACTOR

[●] FINISH PATCHING SHALL BE DONE BY GENERAL CONTRACTOR

7. ALL ITEMS SPECIFIED FOR REUSE ARE ASSUMED TO BE IN GOOD OPERATING CONDITION. GENERAL CONTRACTOR SHALL VERIFY CONDITIONS OF ALL ITEMS FOR REUSE AND SHALL NOTIFY WPG DESIGN GROUP OF DISCREPANCIES PRIOR TO REINSTALLATION. GENERAL CONTRACTOR SHALL STORE ALL REUSABLE ITEMS SO AS TO PREVENT DAMAGE TO THEM. SHOULD DAMAGE OCCUR, GENERAL CONTRACTOR SHALL REPLACE OR REPAIR SUCH ITEMS AS REQUIRED, AT HIS SOLE COST AND EXPENSE

8. EXISTING BUILDING SYSTEMS SUCH AS CLASS 'E' FIRE SYSTEMS, PLUMBING AND ELECTRICAL RISERS AND H.V.A.C. SYSTEMS, ETC. ARE TO BE PROTECTED FROM DAMAGE AND CAPPED AND/OR TIED OFF AS REQUIRED. ANY SHUT OFFS REQUIRED SHALL BE THE CONTRACTOR'S RESPONSIBILITY AND CONTRACTOR SHALL ARRANGE SUCH SHUT OFFS WITH BUILDING MANAGEMENT

C. CARPENTRY AND DRYWALL

1. WHEN FLOOR CHANNELS FOR PARTITIONS HAVE BEEN SECURED, CONTRACTOR SHALL NOTIFY WPG DESIGN GROUP FOR INSPECTION AND APPROVAL OF ENTIRE FLOOR LAYOUT PRIOR TO PROCEEDING WITH THE WORK

2. CONTRACTOR SHALL FURNISH AND INSTALL ALL PARTITIONS, DOORS AND BUCKS AS DESIGNATED ON THE DRAWINGS

3. CONTRACTOR SHALL FURNISH AND INSTALL CORNER BEADS AT ALL EXPOSED CORNERS AND J MOLDINGS ON ALL EXPOSED ENDS IN DRYWALL CONSTRUCTION OR AS DIRECTED BY WPG DESIGN GROUP. TAPE, SPACKLE AND POLISH ALL WORK

4. FURNISH AND INSTALL SUFFICIENT FRAMING FOR ALL WALL OPENINGS REQUIRED FOR DUCTWORK AND RETURN AIR OPENINGS, BOTH ABOVE AND BELOW HUNG CEILINGS. SUCH OPENING SHALL BE COORDINATED WITH H.V.A.C. REQUIREMENTS

5. ALL DIMENSIONS OF PARTITIONS ARE GIVEN FROM FINISH FACE TO FINISH FACE UNLESS OTHERWISE NOTED

6. ALL DIMENSIONS OF METAL AND GLASS PARTITIONS OR FULL HEIGHT GLASS WALLS ARE GIVEN FROM CENTERLINE TO CENTERLINE UNLESS OTHERWISE NOTED

7. CONTRACTOR SHALL FURNISH, INSTALL AND COORDINATE ALL NECESSARY WOOD GROUNDS, CORNER CASINGS AND REQUIRED WOOD BLOCKING AND SHIMMING WITH MILLWORK CONTRACTOR, CEILING CONTRACTOR AND/OR OTHER TRADES AS REQUIRED.

8. FURNISH AND INSTALL ONE (1) METAL CLOTHES POLE, 5'-6" ABOVE FINISH FLOOR LEVEL AND ONE (1) 3/4" X 15" DEEP CLEAR LACQUER COATED BIRCH PLYWOOD SHELF IN EACH COAT CLOSET. PROVIDE CENTER SUPPORTS WHERE SPANS ARE IN EXCESS OF 3'-0". FURNISH AND INSTALL SIX (6) CLEAR LACQUERED 3/4" THICK (DEPTH AS SPECIFIED) BIRCH PLYWOOD SHELVES IN CLOSETS HAVING ADJUSTABLE SHELVES (TWO COATS OF CLEAR LACQUER)

9. CONTRACTOR SHALL PERFORM ALL CUTTING, FITTING AND PATCHING WORK AS MAY BE REQUIRED TO MAKE ALL THE PARTS OF THE PROJECT MEET TOGETHER PROPERLY

10. ALL DAMAGED "EXISTING AREA(S) TO REMAIN" AND ALL "EXISTING AREAS" AFFECTED BY DEMOLITION, OR "NEW (CONSTRUCTION) WORK" SHOWN ON DRAWINGS, SHALL BE PATCHED AS REQUIRED TO MATCH EXISTING ADJACENT AREAS IN MATERIAL, FIRE RATING, FINISH AND COLOR

11. ALL DOORS SHALL RECEIVE DOME STOP WITH CARPET RISER AND THREE (3) BUTTS AND THREE (3) SILENCERS. ALL LOCKSETS SHALL BE MASTER KEYED AND MASTERED TO BUILDING IF REQUIRED BY BUILDING OWNER. UNDERCUT ALL DOORS 1-1/4" EXCEPT AS NOTED. PROVIDE SADDLE AS SPECIFIED

12. ALL EXISTING PARTITIONS AND COLUMNS WITH IRREGULAR SURFACES ARE TO LAMINATED WITH ONE (1) LAYER OF 5/8" THICK SHEETROCK (EXCEPT AS NOTED), TAPED, SPACKLED AND POLISHED

13. [●] COLUMNS AND EXISTING SOLID WALLS ARE TO BE FURRED OUT WHERE DUPLEX RECEPTACLES AND/OR TELEPHONE OUTLETS ARE INDICATED

[ ] COLUMNS AND EXISTING SOLID WALLS ARE TO BE CHOPPED OUT, PATCHED AND/OR LAMINATED SMOOTH WHERE DUPLEX RECEPTACLES AND/OR TELEPHONE OUTLETS ARE INDICATED

14. ALL ROUGH AND FINISH LUMBER SPECIFIED AND/OR USED SHALL BE FIRE TREATED RETARDANT PER ALL APPLICABLE RULES AND REGULATIONS PER SECTION 27-324 (C26-302.6) OF THE NEW YOUR CITY BUILDING CODE.

D. CEILINGS

1. [ ] FURNISH AND INSTALL NEW 2' X 2' LAY-IN ACOUSTICAL TILE HOLLAR CEILING WITH THIN-LINE GRID AS SPECIFIED ON THE DRAWINGS OR HEREIN

[ ] FURNISH AND INSTALL NEW 2' X 4' LAY-IN ACOUSTICAL TILE CEILING WITH EXPOSED INVERTED [T] [Z] SPLINE AS SPECIFIED ON THE DRAWINGS OR HEREIN OR BOTH

[ ] EXISTING CEILING TO REMAIN. PATCH AS REQUIRED AND [PAINT] [CHEMICALLY CLEAN] EXISTING ACOUSTIC TILE CEILING. NEW CEILING TILES ARE TO MATCH EXISTING TILES.

[●] OTHER (SPECIFY)

2. FURNISH AND INSTALL THE NECESSARY FRAMING AND/OR BRACKING FOR RELOCATED AND/OR NEW LIGHT FIXTURES, DIFFUSERS, REGISTERS, ACCESS PANELS, ETC.

3. STARTING POINTS FOR INSTALLATION OF CEILING TILES SHALL BE AS INDICATED ON THE DRAWING OR TO ESTABLISHED BAY DIMENSIONS. CEILING BREAKS SHALL BE LIMITED ONLY TO THOSE NOTED ON THE PLANS

5. FURNISH AND INSTALL ALL CEILING ACCESS TILES AS REQUIRED IN ACCORDANCE THE CEILINGS TO PROVIDE ACCESS TO ALL AIR CONDITIONING, PLUMBING, TELEPHONE AND ELECTRICAL CONTROL EQUIPMENT REQUIRING ACCESS

6. CEILING SUPPORTS OR BEHIND FASCIAS SHALL BE OF SAME HEIGHT AND CONSTRUCTION AS THAT OF ADJACENT SPACE, EXCEPT AS OTHERWISE NOTED

7. CEILING CONTRACTOR SHALL PROVIDE ALL CUT OUTS AND GROMMETS REQUIRED FOR LIGHTING FIXTURES, DIFFUSERS, DRIFFUSERS, ACCESS PANELS AND SPECIAL MILLWORK INDICATED ON OR INFERABLE FROM THE DRAWINGS

8. CEILING CONTRACTOR SHALL CLOSELY COORDINATE HIS WORK WITH THAT OF THE ELECTRICAL, H.V.A.C. PLUMBING, TELEPHONE AND MILLWORK CONTRACTORS, WHEREVER THEIR RESPECTIVE WORK IS CONTIGUOUS. NO EXTRAS WILL BE APPROVED FOR CUTTING, PATCHING OR REPLACING OF BROKEN TILES

9. ALL CEILING WORK SHALL BE INSTALLED UNDER GOOD TRADE PRACTICES, INCLUDING TIGHT SEAMS AND ALIGNED JOINTS. ALL CEILINGS SHALL BE INSTALLED STRAIGHT, LEVEL AND TRUE

10. CEILING HEIGHTS SHALL BE AS INDICATED ON THE DRAWINGS

11. PRIOR TO CLOSING ANY CEILING, ALL PLENUM SYSTEMS (H.V.A.C., PLUMBING, ELECTRICAL, ETC.) SHALL BE INSPECTED AND WHERE REQUIRED, SHALL BE TESTED BY CONTRACTORS, ENGINEERS AND/OR AUTHORITIES HAVING JURISDICTION OVER THE WORK TO INSURE THEIR PROPER INSTALLATION AND FUNCTIONING.

E. PAINTING AND WALLCOVERING

1. [●] PAINTING BY GENERAL CONTRACTOR

[ ] PAINTING N.I.C.

2. [ ] WALLCOVERING INSTALLATION BY GENERAL CONTRACTOR

[●] WALLCOVERING INSTALLATION N.I.C.

3. [ ] WALLCOVERING MATERIAL SUPPLIED BY INSTALLER

[ ] WALLCOVERING MATERIAL SUPPLIED BY TENANT, INSTALLER TO PROVIDE YARDAGES REQUIRED

4. FURNISH AND APPLY ALL PAINTS IN THE COLORS AND TYPES INDICATED ON FINISH PLANS OR SCHEDULES

5. ALL WALLS ARE TO BE TAPED, SPACKLED AND POLISHED SMOOTH BEFORE APPLYING PAINT OR WALLCOVERINGS

6. SURFACES TO RECEIVE PAINT SHALL BE PRIMED, UNDERCOATED AND FINISH COATED

7. SUBMIT 1" X 12" FINISHED SAMPLE PRIOR TO PAINTING. PAINTS TO BE MIXED SHALL MATCH CATALOG SAMPLES

8. APPLY WALLCOVERINGS AS INDICATED ON FINISH PLANS

9. INSTALLATION OF WALLCOVERINGS SHALL BE IN FULL AND STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS. REPEAT MARKS SHALL BE ALIGNED AND ALL WALLCOVERING SHALL BE HUNG STRAIGHT, PLUMB AND TRUE. ALL SURFACES SHALL BE PROPERLY PREPARED IN SUCH A MANNER AS TO INSURE PROPER AND PERMANENT INSTALLATION OF WALLCOVERING.

10. PROVIDE CAP STRIP MOLDINGS AT ALL EXPOSED WALLCOVERING EDGES AND WHERE REQUIRED.

11. ALL METAL BUCKS, DOORS AND RADIATOR ENCLOSURES AND ANY OTHER METAL WORK TO BE PAINTED SHALL BE GIVEN ONE (1) PRIME COAT AND [●] [ ] ONE (1) [ ] TWO (2) FINISH COATS OF SEMI GLOSS OR LOW LUSTRE ENAMEL PAINT.

12. ALL WOOD DOORS, DOOR FRAMES, TRIMS AND ANY OTHER WOOD OR MILLWORK, SHALL BE GIVEN TWO (2) COATS OF [●] [ ] SATIN [ ] HI-GLOSS POLYURETHANE AFTER FINISHING

13. ALL DRAPERY AND/OR BLIND POCKETS SHALL BE PAINTED

14. WALLCOVERINGS SHALL GO TO FULL HEIGHT OF BLIND POCKETS ON SIDE WALLS WHERE SUCH CONDITIONS OCCUR

15. WRAP ALL FASCIAS AND ENTIRE UNDERSIDE OF SAME WITH WALLCOVERING WHERE CONDITION OCCURS

16. STORAGE AND COAT CLOSET SHELVING SHALL RECEIVE _____ COAT(S) OF CLEAR LACQUER OR POLYURETHANE FINISH

17. CONTRACTOR SHALL TAKE EVERY PRECAUTION TO KEEP WORK SPACE CLEAN AND FREE FROM PAINT DRIPS AND/OR SPLATTERS. WHERE ADJACENT WORK IS MARRED OR DAMAGED BY THE WORK OF THIS SECTION, CONTRACTOR SHALL REPLACE OR REPAIR SAME AT NO ADDITIONAL COST TO TENANT.

18. WITHIN TWO (2) WEEKS AFTER COMPLETION AND TOTAL OCCUPANCY OF PREMISES, ALL SURFACES SHALL BE INSPECTED AND ANY NICKS, SCRATCHES AND/OR SURFACE DEFECTS SHALL BE TOUCHED UP AS REQUIRED BY FINAL PUNCHLIST.

LIST OF DRAWINGS

ARCHITECTURAL

A0.1	General Notes & Specifications
A0.2	Additional Notes & Specifications
A0.3	Egress Analysis Plan & Calculations
A1.1	Demolition Plan
A2.1	Construction Plan
A3.1	Power, Signal & Equipment Plan
A4.1	Reflected Ceiling Plan - NW Corner
A4.2	Reflected Ceiling Plan - Corridors
A5.1	Furniture Plan - NW Corner
A6.0	Finish Schedule & Reference Plan
A7.1	Interior Elevations
A7.2	Interior Elevations
A8.0	Partition Types
A8.1	Ceiling Details
A8.2	Raised Floor Plan & Details

MECHANICAL

M-SP.1	Mechanical & Sprinkler Specifications
M-SP.2	Mechanical & Sprinkler Plan & Details

ELECTRICAL

E.1	Electrical Specifications
E.2	Electrical Lighting Plan & Notes
E.3	Electrical Lighting Plan - Corridor
E.4	Smoke Detection Plan & Specifications

LEGEND

DRAWING TITLE — 1 ELEVATION
NEW PARTITION
EXISTING WALL
DETAIL — A-10
REVISION NUMBER — A
SECTION — 1 / A-10
NORTH ARROW
SECTION DETAIL — 1 / A-10
INTERIOR ELEVATION — 1 / A-50; 1 / A-10; 1, 2, 3, 4
COLUMN LINE DESIGNATION — 2
SPACE DESIGNATION — 1 OFFICE
DOOR DESIGNATION — 1
CEILING HEIGHT ABOVE FIN. FLR. — 12'-0"
ELEVATION LEVEL — +712-0 / + 712-0
DETAIL — SEE 5/A-10 (DETAIL NUMBER / DRAWING NUMBER)

ABBREVIATIONS

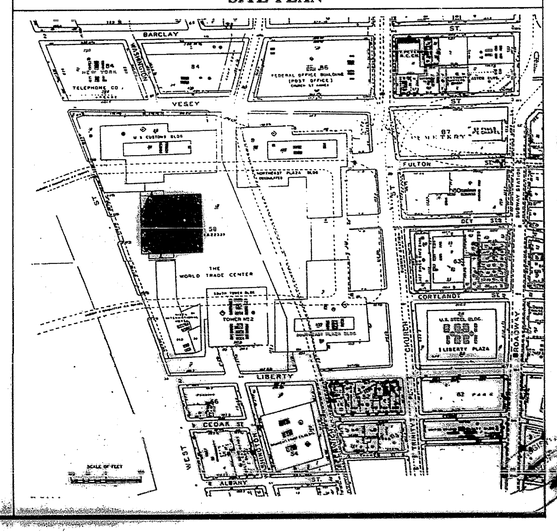
A/C	AIR CONDITIONING	FR	FIRE RATED	NIC	NOT IN CONTRACT
ADJ	ADJUSTABLE	FRM	FRAME	NO	NUMBER
AFF	ABOVE FINISHED FLOOR	GA	GUAGE	NTS	NOT TO SCALE
ALUM	ALUMINUM	GALV	GALVANIZED	OC	ON CENTER
AN	AS NOTED	GC	GENERAL CONTRACTOR	OPNG	OPENING
ATC	ACOUSTIC TILE CEILING	GL	GLASS	OPP	OPPOSITE
BLDG	BUILDING	GWB	GYPSUM WALL BOARD	PL	PLATE
BO	BY OTHERS	HMTL	HOLLOW METAL	PLAS LAM	PLASTIC LAMINATE
BS	BUILDING STANDARD	HO	HOLD OPEN	PLMB	PLUMBING
CAB	CABINET	HR	HOUR	PLY	PLYWOOD
CAB C	CABINET CONTRACTOR	HT	HEIGHT	PNL	PANEL
CL	CENTERLINE	HVAC	HEATING VENTILATING AIR CONDITIONING	POL	POLISHED
CLOS	CLOSET	INSUL	INSULATION	PR	PAIR
CLG	CEILING	INT	INTERIOR	PTD	PAINTED
COL	COLUMN	JAN CL	JANITOR CLOSET	PTN	PARTITION
CONC	CONCRETE	JB	JUNCTION BOX	QT	QUARRY TILE
CONT	CONTINUOUS	JO	JAMB OPENING	R	RELOCATE
CPT	CARPET	JT	JOINT	RAD	RADIUS
CT	CERAMIC TILE	LAV	LAVATORY	REF	REFLECTED
DN	DOWN	LTG	LIGHTING	REINF	REINFORCE
DR	DOOR	MAX	MAXIMUM	REQ'D	REQUIRED
DTL	DETAIL	MIN	MINIMUM	RM	ROOM
DWG	DRAWING	MECH	MECHANICAL	SC	SEPARATE CIRCUIT
EL	ELEVATION	MFR	MANUFACTURER	SIM	SIMILAR
ELEC	ELECTRIC	MO	MASONRY OPENING	SPEC	SPECIFICATION
EQ	EQUAL	MTL	METAL	SPKR	SPEAKER
ER	EXISTING TO BE RELOCATED	N	NEW	SPR	SPRINKLER
EWC	ELECTRIC WATER COOLER	NHO	NO HOLD OPEN	SQ	SQUARE
EXIST'G	EXISTING			STD	STANDARD
FIN	FINISH			STL	STEEL
FH	FULL HEIGHT			STR	STRUCTURAL
FL	FLOOR			STL	STAINLESS STEEL
FO	FINISHED OPENING			TEL	TELEPHONE
FP	FIREPROOF			TO	TRIMMED OPENING
FPSC	FIREPROOF SELF CLOSING			TYP	TYPICAL
				UON	UNLESS OTHERWISE NOTED
				VAT	VINYL ASBESTOS TILE
				VIP	VERIFY IN FIELD
				VT	VINYL TILE
				W	WITH
				WD	WOD

CONTROLLED INSPECTIONS

CONTROLLED INSPECTIONS:

1. FIRESTOPPING
2. MECHANICAL VENTILATION
3. FINAL INSPECTION AS PER DIRECTIVE 14

SITE PLAN



CANTOR FITZGERALD

WPG DESIGN GROUP
ARCHITECTS
INTERIOR DESIGNERS
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Signed _____
Ilya Asanovich
NTX Interiors Inc.
General Contractor
Certified As Built

No.	Revision Date	Issued Record
1	11.14.94 REVISED PER ARCH. & MEP ENG. 2ND SUBMISSION	
	5.1.95 "AS BUILT"	

THIS GENERAL NOTES SPECIFICATIONS

T.A.A. #941154

Scale	Drawn By
Project No. 94100	Date
	Dwg. No. A0.1